PROPERTY PRESENTATION PACKAGE

FINCA BUENAVENTURA

+ EL PAMPA

An Integrated 100-Hectare Vineyard & Agribusiness Platform

Los Árboles, Tunuyán, Valle de Uco, Mendoza, Argentina

ASKING PRICE: USD 3.55 MILLION

INSTITUTIONAL INVESTMENT PRESENTATION

Prepared for Qualified Principals | August 2026

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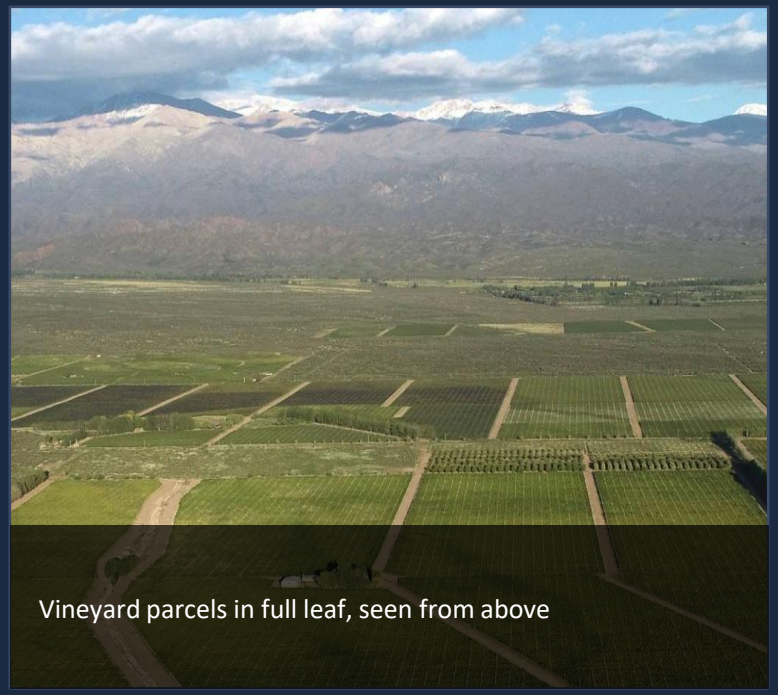
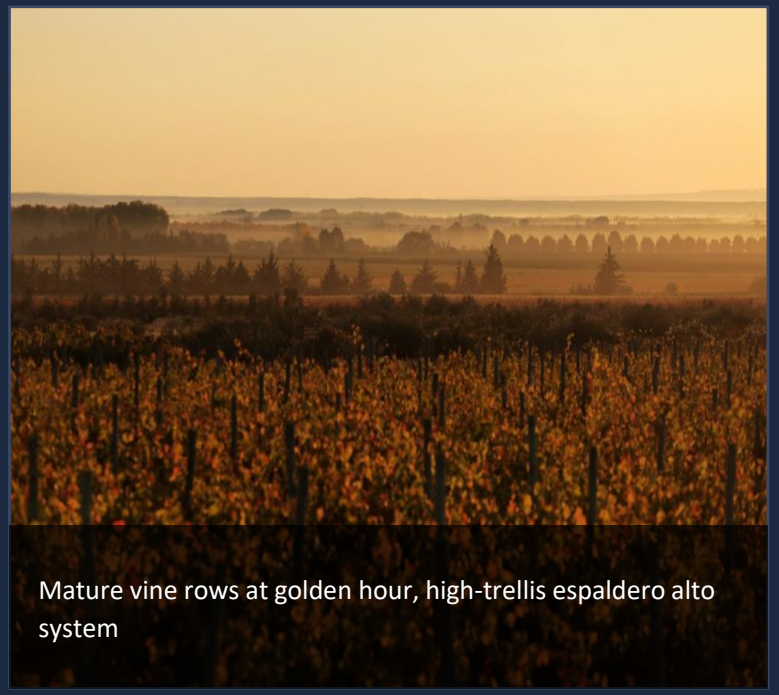
THE ESTATE

Aerial & Vineyard Views

The estate’s productive blocks against the Andes foothills



Vineyard parcels in full leaf, seen from above



Mature vine rows at golden hour, high-trellis espaldero alto system

Drone imagery of the actual Finca Buenaventura + El Pampa estate, Los Árboles, Valle de Uco.

Executive Investment Thesis

Finca Buenaventura and El Pampa form a single, integrated 100-hectare estate in Los Árboles, Valle de Uco — Mendoza's premier high-altitude wine terroir. The offering combines mature, fully producing vineyards, diversified orchard income, an institutionally upgraded water platform, an established export book, and 35 hectares of tourism-ready land.

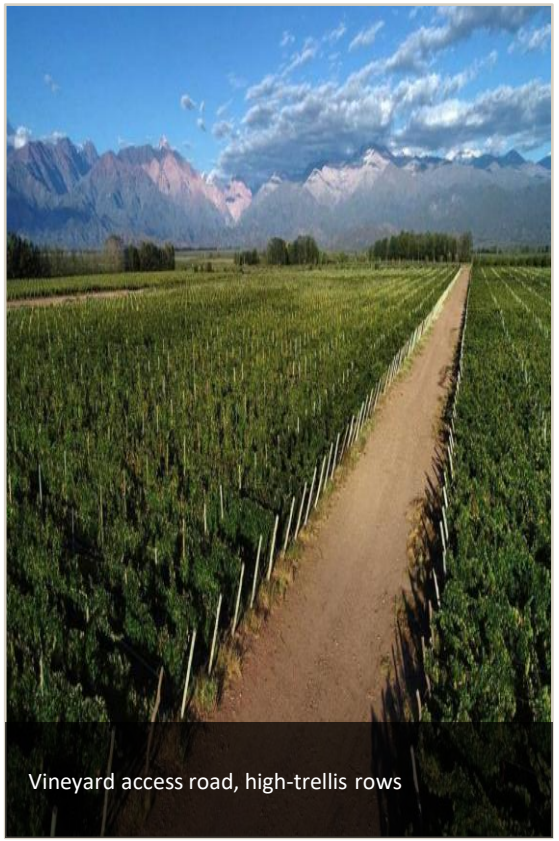
100 ha	65 ha	2006–07	2022–26
Total Estate Finca Buenaventura + El Pampa	Planted & Producing Vineyard + orchard	Vines Planted Mature, full production today	Documented Revenue On record, ARCA-filed

Turnkey & de-risked: a rented winery operation with a developed brand, active export markets, and documented revenue already in place

- Water security is locked in: 2024 irrigation overhaul with headroom for 15–20 additional hectares.
- A decade of sustainability and IG Valle de Uco certification — a credential that cannot be replicated quickly by a new entrant.
- 35 unplanted hectares carry a completed restaurant & wine-tasting concept — hospitality upside not yet built.

Property & Agronomic Specifications

Finca Buenaventura	60 ha total — 40 ha planted vineyard, 20 ha unplanted
El Pampa	40 ha total — 20 ha planted vineyard, 5 ha orchard, 15 ha unplanted
Vine age	Planted 2006–2007 (full maturity); 1 ha Cabernet Franc planted 2022
Varietals	Malbec, Cabernet Sauvignon, Cabernet Franc, Chardonnay, Sauvignon Blanc
Trellis system	High-trellis “espaldero alto,” 2m row spacing, high-density planting
Irrigation method	Drip fertigation, emitters every 0.70m at 2 litres/hour
Orchard crops	Almond and walnut, 3–7 years old, in full production



Vineyard access road, high-trellis rows

Infrastructure & Water Security

Water is the hardest constraint to replicate in Valle de Uco. This estate draws from a 200-metre well on the same aquifer associated with the Eco de los Andes mineral water source — fully modernized in 2024.

300,000 m

of irrigation tubing replaced across the property

9 valves

renewed; well suction deepened by 12 additional metres

175 HP Grundfos pump

fully refurbished (225 m³ discharge capacity), repositioned for efficiency

Self-cleaning filtration

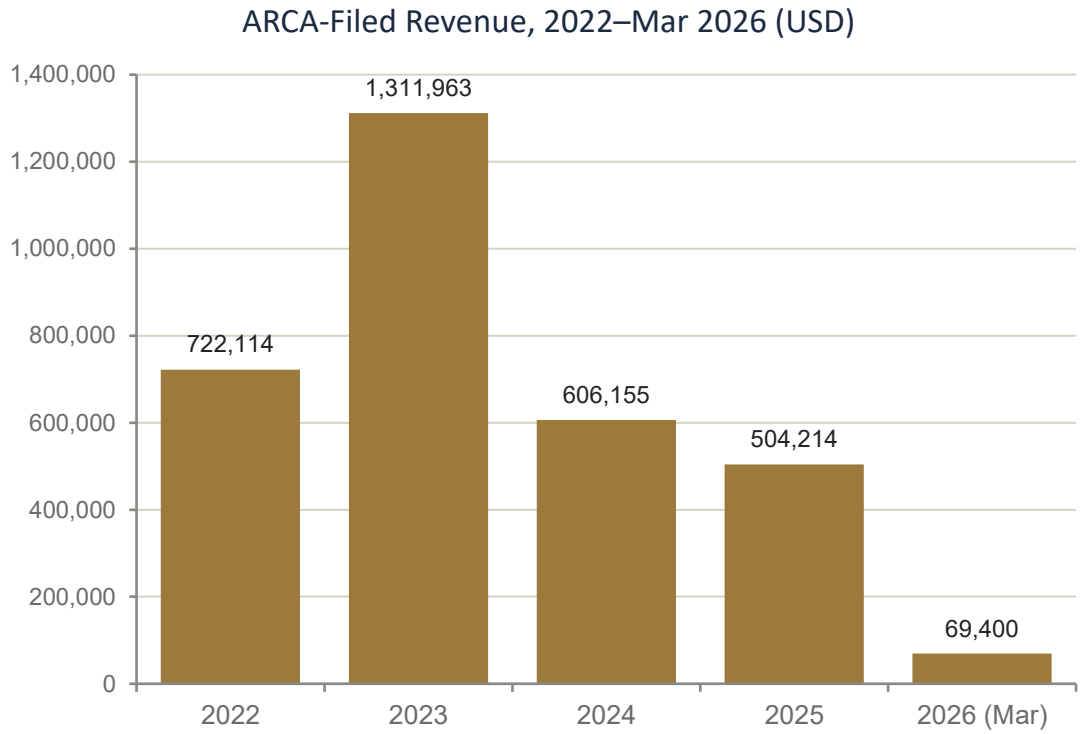
external system fully renovated; deep filtration replaced

System engineered for 65 hectares now carries confirmed headroom for 15–20 ADDITIONAL hectares — supporting both agricultural expansion and hospitality development.

Diversified Revenue Engine

Five independent, ARCA-documented revenue lines: grape sales, bulk exports, bottled exports, domestic distribution, and orchard income.

- Premium grape sales — 60–65% of harvest; two wineries waiting for allocation
- Bulk wine exports — Sweden's Systembolaget market
- Bottled exports — Mandarin Oriental, Iberostar, Casa de Campo
- Domestic distribution — six Argentine provinces
- Fruit orchard — almond & walnut, uncorrelated with wine cycles



Total documented revenue, 2022–Mar 2026: **USD 3,213,845.40** (ARCA-filed; excludes ~35–40% of bottled exports settled abroad due to FX controls)

Hospitality & Tourism Optionality

35 HECTARES

of leveled, perimeter-fenced, fully serviced land — untapped

- Panoramic Andes Mountain Range views — Uco Valley, Los Árboles setting
- A complete restaurant & wine-tasting concept already developed
- Water and electricity fully serviced to the land
- Irrigation system engineered with this expansion in mind (15–20 ha headroom)
- Development proceeds without disturbing a single hectare of current production

WHY IT MATTERS

A buyer acquires productive land, operating cash flow, and commercial relationships — then layers a higher-margin hospitality business on top, on land and water infrastructure already paid for.

Mendoza is consistently ranked among the world's top five wine regions — with land value still favorable relative to comparable estates in France, Italy, or California.

Financial Summary

Replacement Value vs. Asking Price

Component	Basis	Value (USD)
Vineyards (60 ha)	USD 45,000–50,000/ha	2,700,000 – 3,000,000
Orchards (5 ha)	USD 30,000/ha	150,000
Unplanted land (35 ha)	USD 20,000–25,000/ha	700,000 – 875,000
Total replacement value		**4,025,000**
Asking price	Land + operating business	**3,550,000**
Immediate equity gap	~11.8% below replacement	**475,000**

PRODUCTIVE-CORE ECONOMICS (ILLUSTRATIVE)

USD 925,068

Annual gross revenue

USD 583,068

Net operating income (63% margin)

~3.4%

10-yr IRR at USD 3.55M price

~8.6 yrs

Payback period at USD 3.55M price

Excludes land appreciation and the 35-ha hospitality opportunity. Investment case rests primarily on the replacement-value discount and expansion upside.

A Rare Combination

De-risked. Cash-flowing. Ready from day one.

100 ha	65 ha	2006–07	3
Integrated estate	In full production	Mature vines, planted	Global export markets

ASKING PRICE: USD 3.55 MILLION

Next Steps

Qualified principals may request the full technical property report, documented revenue and export schedules, and coordination of a private on-site visit.

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